



COLUMBUS

CITYWIDE

PLANNING POLICIES



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

April 25, 2018



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Welcome!

Agenda

- Looking Forward
- Old Approach (Area Plans)
- New Approach (C2P2)
 - Benefits
 - Primary elements
- Timeline
- Next Steps



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Looking Back – Changes since 1980

- 300,000 new city residents
- City is 50 square miles larger
- Downtown Resurgence
- Greenway System
- More Highways
- Short North & Campus
- Reinvestment in historic neighborhoods
- Easton & Polaris (City Center)
- New metro parks
- Suburban growth
- Requirements for parkland, sidewalks, street lights, street trees and stream protection.
- Rickenbacker
- Arena District



Looking Forward - 2050

- Central Ohio is projected to grow by up to 1 million people
- Columbus will capture about 50 percent of the growth



Looking Forward - Housing

- Increase in single-person households
- Increase in older households
- Desire for smaller units and lots
- Increased demand for rental units
- Desire for mixed-use, active neighborhoods
- Desire for open space and recreational amenities
- Challenges of affordability



Looking Forward - Transportation

- Less auto dependent (waiting longer to drive)
- People want more options – walk, bike, car sharing, transit...
- Smart technology
- Connectivity to jobs and services



Looking Forward – Economic Development

- Diverse economy
- Strategic location nationally
- Need for larger, more diverse labor force
- Importance of quality of life to employers
- Retaining college graduates
- Focus on retaining strategic job sites
- Importance of transportation connections



Looking Forward – Impact of Trends

- Changing preferences for housing and transportation options will impact development patterns
- Denser, transit supportive, mixed use corridors
- Infill development
- Reuse of vacant buildings and sites
- Enhancing existing neighborhoods
- Protection of natural resources



Growing Up, Rather than Out

- Current Columbus population: 880,000
- Projected Columbus growth: 250,000 to 500,000 additional residents by 2050
- This growth could be accommodated within the existing City boundaries and still be below 1950 density levels (people/square mile).





Preparing for Change

Columbus Citywide Planning Policies

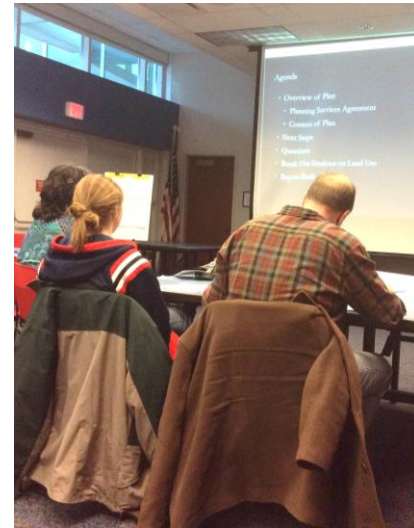
Land Use Planning

- City partners with the community to develop recommendations/plans to help shape development
- Impact how/where we grow through land use planning
- Past plans addressed many topics
- More recently (2010 onward), plans focused on land use & design
- Area groups & staff use plans to review zoning and variance applications
- Tool to guide development in neighborhoods

Classification	Sub-Classification	Density Guideline*	Map Color
Residential	Very Low Density	Up to 4 du/acre	
	Low Density	4–6 du/acre	
	Low–Medium Density	6–10 du/acre	
	Medium Density	10–16 du/acre	
	Medium–High Density	16–24 du/acre	
	High Density	24 - 45 du/acre	
	Very High Density	45 and higher du/acre	
Commercial			
Mixed Use	Mixed Use 1	Up to 24 du/acre	
	Mixed Use 2	24 - 45 du/acre	
	Mixed Use 3	45 and higher du/acre	
Employment Center			
Industrial and Warehouse			
Office			
Institutional			
Parks and Open Space	Parks and Recreation		
	Open Space		
	Private open space		
Other	Agriculture		

Challenges to Plan Process

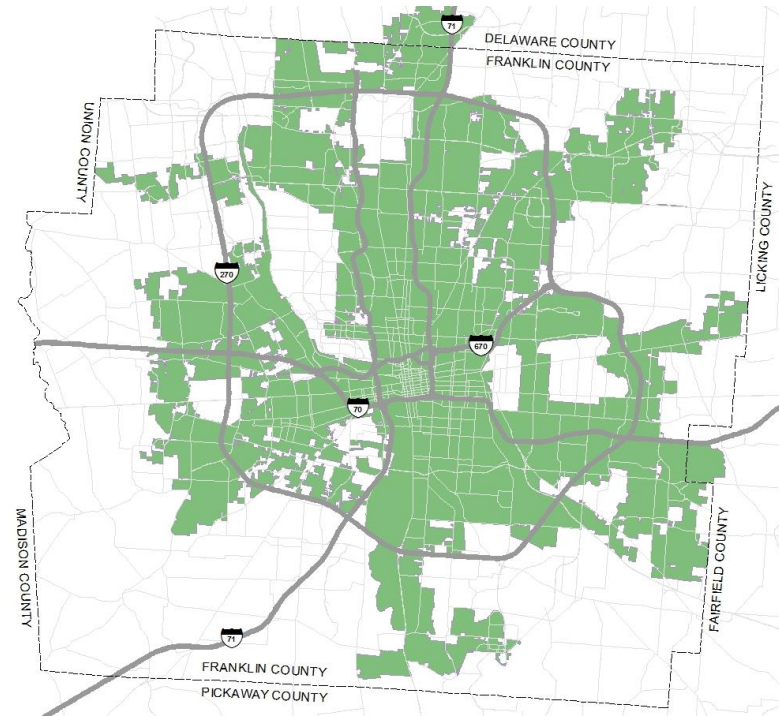
- 40+ Area Plans adopted by City Council
- Time consuming process (18-24 months)
- Plans vary substantially (old vs. new)
 - Areas do not benefit from current policies
- Inconsistent plan boundaries
- Resources limit regular updates



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New Approach - Columbus Citywide Planning Policies (C2P2)

- Provide best practices in planning to all neighborhoods
- Policies designed to guide the next generation of growth in Columbus
- Developed over 20+ years of area planning
- Do not apply to historic districts or design review areas
- Land Use Plan(s) for each area



Benefits of New Approach (C2P2)

Consistent, up-to-date policies citywide provide:

- Clear, predictable policies for community, property owners, and developers
- Support for housing and jobs for a growing population
- Basis to encourage transit supportive development patterns
- Benefits of regular updates



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C2P2 includes four primary elements:

- Guiding Principles (citywide)
 - Design Guidelines (citywide)
 - Land Use Policies (citywide)
 - Land Use Plans (area specific)
-
- Similar elements included in area plans, but citywide



Columbus Citywide Planning Policies are:

- City Policy
- Used by community and city to review rezoning and variance requests
- **Not** city code or law
- **Not** used to address code enforcement, public safety
- **Not** used directly for traffic or storm-water planning



C2P2: Guiding Principles

- Big picture ideas that express how we should develop and serve as foundation for land use and design.
- Guiding Principles support:
 - Density on primary corridors
 - Transit
 - Office and industrial uses
 - Neighborhood retail
 - High quality design
 - Enhancing existing neighborhoods



Healthy and Complete Communities

Neighborhoods should have a mix of uses that provide a range of housing types, retail and community services, and employment opportunities. Neighborhoods should also be served by multiple transportation options.



Guided Growth and Sustainable Development

As Columbus' population grows over the next few decades, how and where development occurs will impact the quality of life in our city. Guided and planned development will conserve both economic and environmental resources, provide access to natural areas and open space, and encourage investment in neighborhoods.



Design and Character

Columbus' diverse neighborhood character adds to the vibrancy of the city. High quality development enhances the character of neighborhoods, creates a sense of place for residents, and attracts investment. Design guidelines provide a basis for thoughtful development that is both functional and aesthetically pleasing.



C2P2: Design Guidelines

- Guide the placement and design of development (how it should “look”)
- Design Guidelines address:
 - Single and Two Unit Residential; Multiunit Residential
 - Commercial (Facades, Setbacks, Height)
 - Open Space
 - Parking
 - Connectivity
 - Landscaping, Buffering and Screening
 - Natural Resources
 - Graphics



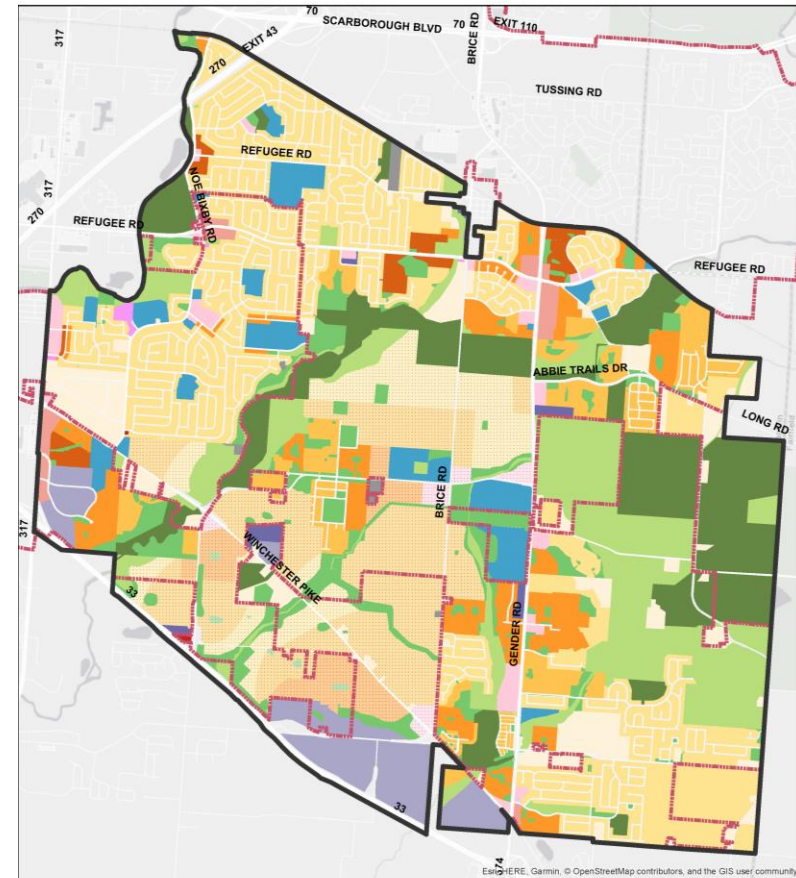
C2P2: Land Use Policies

- Policies (text) designed to be used with an area's Land Use Plan
- Policy for every land use category
 - Residential
 - Commercial
 - Mixed Use
 - Employment Center
 - Industrial
 - Office
 - Institutional
 - Parks and Open Space



C2P2: Land Use Plan

- Plan for each area (developed with community)
- Recommended Land Use Map
 - Parcel/site based recommendations
 - Coordinated with Land Use Policies and Design Guidelines
- Area Specific Policies
 - Address unique land use situations by area
- Far East, South East and South Linden are in process



Benefits for the Community

- Provides areas with up-to-date, best practices for land use and design
- Updates automatically apply to areas with previous adoption (City Council adoption)
- One set of tools in a community toolbox
- Community engagement is key component of C2P2



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C2P2: Timeline and Engagement

Area Support and Adoption

Adoption Stage	C2P2 Element	Application
Step 1 - Early Adoption	Guiding Principles	Citywide
	Design Guidelines	Citywide
Step 2 - Complete Adoption	Land Use Policies	Citywide
	Land Use Plan	Area Specific



Timeline

Year	Engagement	Goals
2018	Educate community on C2P2 policies and timeline	<ul style="list-style-type: none">– Step 1 - Early Adoption by area– Establish C2P2 as a citywide basis for land use planning
2019	Engage stakeholders citywide on land use policies and design guidelines	<ul style="list-style-type: none">– First update to C2P2 Design Guidelines and Land Use Policies
2020 - TBD (ongoing)	Engage stakeholders by area to develop Land Use Plans	<ul style="list-style-type: none">– Complete adoption of C2P2 by area, including Land Use Plans

Next Steps

- #1: AC & CA support C2P2 as a new approach for land use planning and design review.
 - Timeline: May
 - **Letter for Chair/President signature**
- #2: AC & CA consider early adoption of C2P2 Design Guidelines.
 - Timeline: May
 - **Letter for Chair/President signature**
 - Staff support
- #3: Development Commission Consideration – June
- #4: City Council Consideration - July
- Resources: Meeting Packet & Project Webpage



Questions?



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Thank you for attending!

Additional materials can be found at:
www.Columbus.gov/planning/C2P2

For Questions, contact
C2P2@Columbus.gov or 614-645-8834